

**FAR Subcommittee of the
Single Family Design Guidelines/
Neighborhood Preservation Ordinance Update
Steering Committee**

Notes for

**July 14, 2005 Meeting
4:00 PM – 5:00 PM**

Attendance:

Bill Mahan

Bruce Bartlett

Joe Guizzardi

Brian Barnwell (unavailable for this meeting time)

I. Projects over 85% of draft proposed maximum FAR standards

The Subcommittee concluded that the following additional submittals, finding and approval methods should be proposed to be required for projects with an FAR over 85% of the draft proposed FAR standards. The resulting revised application routing diagram, including the Subcommittee's recommendations, is attached.

Additional Recommended Submittal Requirements:

- Street elevation (outline silhouettes only)
- Perspective drawing or model, applicant to choose which

Additional Recommended Required Finding:

- For projects over 85% of the maximum FAR, the architecture shall be exceptional in its quality of design.

Additional Recommended Approval Requirement:

- A 2/3 majority vote of the ABR required for approval and NPO findings

II. One-Story Development Issues and Potential Lot Coverage Requirements.

The Subcommittee discussed whether the full Steering Committee needs to further discuss potential problems presented by larger one-story homes. The Subcommittee felt that two-story homes seem to be the most controversial and impactful larger single family developments. Usually, although not desirable, very large one-story homes are not overly problematic to a neighborhood because of existing setback and open space requirements. Very large one-story homes are not possible on very small lots due to the setback and open space requirements. Also, proposed ABR project referrals for 4,000 square foot or more projects appear sufficient to the Subcommittee to address the large single-story home issue.